Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/14 Springfield Avenue, Toorak Vic 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $550,000

Median sale price

Median price $950,000 Property Type Unit Suburb Toorak

Period - From 16/06/2025 to 15/06/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7/1 Rockley Rd SOUTH YARRA 3141	$535,000	03/06/2026
2	15/1 Rockley Rd SOUTH YARRA 3141	$560,000	13/04/2026
3	10/36 Grange Rd TOORAK 3142	$580,000	23/03/2026

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 16/06/2026 09:26

1/14 Springfield Avenue, Toorak Vic 3142



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000
Median Unit Price
16/06/2025 - 15/06/2026: $950,000

Comparable Properties



7/1 Rockley Rd SOUTH YARRA 3141 (REI)

1 1 1

Price: $535,000
Method: Private Sale
Date: 03/06/2026
Property Type: Apartment

Agent Comments



15/1 Rockley Rd SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $560,000
Method: Private Sale
Date: 13/04/2026
Property Type: Apartment
Land Size: 991 sqm approx

Agent Comments



10/36 Grange Rd TOORAK 3142 (REI/VG)

1 1 1

Price: $580,000
Method: Private Sale
Date: 23/03/2026
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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